

May 3, 2006

MINUTES OF A REGULAR MEETING OF THE TORRANCE PLANNING COMMISSION

1. CALL TO ORDER

The Torrance Planning Commission convened in a regular session at 7:03 p.m. on Wednesday, May 3, 2006, in City Council Chambers at Torrance City Hall.

2. SALUTE TO THE FLAG

The Pledge of Allegiance was led by Commissioner Horwich.

3. ROLL CALL

Present: Commissioners Browning, Busch, Drevno, Horwich, and Vice Chair Faulk.

Absent: Commissioner Gibson and Chairperson Uchima.

Also Present: Sr. Planning Associate Lodan, Planning Assistant Naughton, Deputy City Attorney Sullivan, Plans Examiner Nishioka, Fire Marshal Kazandjian, and Associate Civil Engineer Symons.

Commissioner Browning relayed Commissioner Gibson's request for an excused absence.

MOTION: Commissioner Browning, seconded by Commissioner Drevno, moved to grant Commissioner Gibson an excused absence from this meeting; voice vote reflected unanimous approval.

(Chairperson Uchima was previously granted an excused absence.)

4. POSTING OF THE AGENDA

MOTION: Commissioner Browning, seconded by Commissioner Busch, moved to accept and file the report of the secretary on the posting of the agenda for this meeting; voice vote reflected unanimous approval (absent Commissioner Gibson and Chairperson Uchima).

5. APPROVAL OF MINUTES

MOTION: Commissioner Busch moved for the approval of the March 1, 2006 and March 15, 2006 Planning Commission minutes as submitted. The motion was seconded by Commissioner Browning and passed by unanimous roll call vote (absent Commissioner Gibson and Chairperson Uchima).

6. REQUESTS FOR POSTPONEMENT

Sr. Planning Associate Lodan relayed requests to continue Agenda Item 8C (DIV07-00003: Del Amo Fashion Center) to May 17, 2006 and 10D (PRE06-00008, PRE06-00009: Jeffrey Dahl) indefinitely.

MOTION: Commissioner Horwich, seconded by Commissioner Browning, moved to continue Agenda Item 8C to May 17, 2006 and Agenda Item 10D indefinitely; voice vote reflected unanimous approval (absent Commissioner Gibson and Chairperson Uchima).

Sr. Planning Associate Lodan noted that the hearing on Agenda Item 10D will be re-advertised and the hearing on 8C will not as it was continued to a date certain.

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Vice Chair Faulk reviewed the policies and procedures of the Planning Commission, including the right to appeal decisions to the City Council.

7. TIME EXTENSIONS

7A. MIS06-00079: WITHEE MALCOLM ARCHITECTS

Planning Commission consideration for approval of a Time Extension of a previously approved Tentative Tract Map (TTM60560), which allows the subdivision of one parcel into two parcels and for condominium purposes, on property located in the Hillside Overlay District in the HBCSP-WT Zone at 24510 Hawthorne Boulevard.

Recommendation

Approval.

Planning Assistant Naughton introduced the request.

Dan Withee, representing the applicant, explained that the extension was necessary because the remediation of the property had taken longer than expected.

MOTION: Commissioner Drevno moved for the approval of MIS06-00079. The motion was seconded by Commissioner Horwich and passed by unanimous roll call vote (absent Commissioner Gibson and Chairperson Uchima).

Planning Assistant Naughton read aloud the number and title of Planning Commission Resolution No. 06-052.

MOTION: Commissioner Busch moved for the adoption of Planning Commission Resolution No. 06-052. The motion was seconded by Commissioner Browning and passed by unanimous roll call vote (absent Commissioner Gibson and Chairperson Uchima).

7B. MIS06-00104: SCOTT MATKINS

Planning Commission consideration for approval of a Time Extension of a previously approved Division of Lot (DIV04-00008), which allows the subdivision of one parcel into two parcels and for condominium purposes, on property located in the M-2 Zone at 4300 and 4320 190th Street.

Recommendation

Approval.

Planning Assistant Naughton introduced the request.

(No representative of the applicant was present.)

MOTION: Commissioner Drevno moved for the approval of MIS06-00104. The motion was seconded by Commissioner Browning and passed by unanimous roll call vote (absent Commissioner Gibson and Chairperson Uchima).

Planning Assistant Naughton read aloud the number and title of Planning Commission Resolution No. 06-053.

MOTION: Commissioner Browning moved for the adoption of Planning Commission Resolution No. 06-053. The motion was seconded by Commissioner Busch and passed by unanimous roll call vote (absent Commissioner Gibson and Chairperson Uchima).

7C. MIS06-00108: COMSTOCK HOMES

Planning Commission consideration for approval of a Time Extension of a previously approved Tentative Tract Map (TTM60807) for condominium purposes, on property located in the Hillside Overlay District in the R-3 Zone at 6226 Pacific Coast Highway.

Recommendation

Approval.

Planning Assistant Naughton introduced the request.

Paul Kerza-Kwiatecki, representing the applicant, explained that an extension was necessary due to a processing backlog in the Los Angeles County Recorder's office.

MOTION: Commissioner Horwich moved for the approval of MIS06-00108. The motion was seconded by Commissioner Drevno and passed by unanimous roll call vote (absent Commissioner Gibson and Chairperson Uchima).

Planning Assistant Naughton read aloud the number and title of Planning Commission Resolution No. 06-054.

MOTION: Commissioner Drevno moved for the adoption of Planning Commission Resolution No. 06-054. The motion was seconded by Commissioner Browning and passed by unanimous roll call vote (absent Commissioner Gibson and Chairperson Uchima).

8. CONTINUED HEARINGS

8A. PRE06-00003: EMIL SUNJARA (CYNTHIA ANDRADE)

Planning Commission consideration for approval of a Precise Plan of Development to allow the construction of a second-story addition to an existing one-story, single-family residence on property located in the Hillside Overlay District in the R-1 Zone at 5513 White Court.

Recommendation

Approval.

Planning Assistant Naughton introduced the request and noted supplemental material available at the meeting deleting Condition No. 5, which required a hydrology study for the subterranean garage.

Emil Sunjara, applicant, voiced his agreement with the recommended conditions of approval.

MOTION: Commissioner Horwich, seconded by Commissioner Drevno, moved to close the public hearing; voice vote reflected unanimous approval.

MOTION: Commissioner Horwich moved for the approval of PRE06-00003, as conditioned, including all findings of fact set forth by staff, deleting Condition No. 5. The motion was seconded by Commissioner Drevno and passed by unanimous roll call vote (absent Commissioner Gibson and Chairperson Uchima).

Planning Assistant Naughton read aloud the number and title of Planning Commission Resolution No. 06-043.

MOTION: Commissioner Busch moved for the adoption of Planning Commission Resolution No. 06-043 as amended. The motion was seconded by Commissioner Browning and passed by unanimous roll call vote (absent Commissioner Gibson and Chairperson Uchima).

8B. EAS06-00001, MOD06-00002: AMERICAN HONDA MOTER CO. (WITHEE MALCOLM ARCHITECTS)

Planning Commission consideration for adoption of a Negative Declaration and approval of a Modification of a previously approved Conditional Use Permit (CUP83-7) to allow the construction of an approximately 50,000 square-foot research facility and design building on an existing corporate headquarters facility on property located in the Industrial Redevelopment Project Area at 1900 Harpers Way.

Recommendation

Approval.

Planning Assistant Naughton introduced the request.

Jeffrey Lemler, representing Withee Malcolm Architects, briefly described the proposed project, noting that the building will house 30 employees initially, but can accommodate up to 60. He reported that the building was designed as a "green building" in accordance with LEED standards developed by the U.S. Green Building Council, with a major emphasis on the conservation of energy and natural resources and the recycling and salvaging of materials.

Commissioner Busch noted that he visited the site and was given a tour of the Honda campus and was extremely impressed. Voicing support for the project, he stated that he was pleased that Honda has chosen to locate its corporate headquarters in Torrance.

Vice Chair Faulk questioned whether this was Honda's first green building.

Tony Piazza, representing American Honda, reported that it will be the first green building at the Torrance facility, but many other things have been done on the campus to conserve energy and preserve the environment. He noted that Honda built the first green building in Oregon, which was one of the first LEED gold-certified buildings west of the Mississippi, and that all its buildings will be green buildings in the future.

MOTION: Commissioner Busch, seconded by Commissioner Drevno, moved to close the public hearing; voice vote reflected unanimous approval.

MOTION: Commissioner Busch moved for the adoption of a Negative Declaration with regard to EAS06-00001, and for the approval of MOD06-00002, as conditioned, including all findings of fact set forth by staff. The motion was seconded by Commissioner Browning and passed by unanimous roll call vote (absent Commissioner Gibson and Chairperson Uchima).

Planning Assistant Naughton read aloud the number and title of Planning Commission Resolution No. 06-039.

MOTION: Commissioner Drevno moved for the adoption of Planning Commission Resolution No. 06-039. The motion was seconded by Commissioner Horwich and passed by unanimous roll call vote (absent Commissioner Gibson and Chairperson Uchima).

8C. DIV06-00003: DEL AMO FASHION CENTER OPERATING COMPANY LLC

Planning Commission consideration for approval of a Division of Lot to allow a lot line adjustment between APN 7366-019-085 and APN 7366-019-088 on property located in the Hawthorne Boulevard Corridor Specific Plan Zone, Del Amo Business Sub-District One at 3525 Carson Street.

Continued to May 17, 2006.

9. **WAIVERS** – None.

10. **FORMAL HEARINGS**

10A. **CUP06-00006: ISAO NAKAMURA**

Planning Commission consideration of a Conditional Use Permit to allow on-site consumption of beer and wine in conjunction with an existing restaurant on property located in the C-3 (PP) Zone at 1840 182nd Street.

Recommendation

Approval.

Planning Assistant Naughton introduced the request.

Michael Cho, representing the applicant, voiced his agreement with the recommended conditions of approval.

In response to Commissioner Busch's inquiry, Mr. Cho reported that the restaurant's hours of operation will be 11:00 a.m. to 10:00 p.m.

Mary Ann Reis, Engracia Avenue, expressed concerns that allowing the sale of alcoholic beverages could lead to drunk driving and urged a "no" vote on the application.

Mr. Cho noted that Mr. Nakamura has previously owned restaurants with a license to sell beer and wine and has never been cited for any violation.

Commissioner Busch questioned whether the Chinese restaurant in the same shopping center serves alcoholic beverages. Planning Assistant Naughton indicated that she didn't have that information available. She confirmed that the Police Department reviewed the application and had no concerns about the project.

MOTION: Commissioner Horwich, seconded by Commissioner Drevno, moved to close the public hearing; voice vote reflected unanimous approval.

MOTION: Commissioner Horwich moved for the approval of CUP06-00006, as conditioned, including all findings of fact set forth by staff. The motion was seconded by Commissioner Browning and passed by unanimous roll call vote (absent Commissioner Gibson and Chairperson Uchima).

Planning Assistant Naughton read aloud the number and title of Planning Commission Resolution No. 06-055.

MOTION: Commissioner Busch moved for the adoption of Planning Commission Resolution No. 06-055. The motion was seconded by Commissioner Browning and passed by unanimous roll call vote (absent Commissioner Gibson and Chairperson Uchima).

10B. PRE05-00043: NELU ARDELJAN

Planning Commission consideration for approval of a Precise Plan of Development to allow the construction of a new two-story, single-family residence with an attached garage on property located in the Hillside Overlay District in the R-1 Zone at 227 Paseo de Granada.

Recommendation

Approval.

Planning Assistant Naughton introduced the request.

Nelu Ardeljan, applicant, voiced his agreement with the recommended conditions of approval.

Frank Salinas, 238 Paseo de Granada, reported that he and his neighbor had come to an agreement regarding view obstruction issues and he no longer had any objections to the project. He stated that some neighbors are concerned about the stability of the hillside, however, he was told that any drainage issues will be worked out with staff.

MOTION: Commissioner Drevno, seconded by Commissioner Browning, moved to close the public hearing; voice vote reflected unanimous approval.

Commissioner Browning asked about the pump and drainage system mentioned in a letter from George Amberg, 242 Paseo de Granada.

The public hearing was briefly re-opened to allow audience members to comment.

Pete Ardeljan, project architect, advised that there is no existing drainage system on the subject property other than the concrete swale to the rear, which will not be affected by the project. He explained that a sump pump will be installed at the lowest point of the property with a pipe to the street, in accordance with the building code, which requires that any water be drained in a way that does not affect other properties in the vicinity.

George Amberg, 242 Paseo de Granada, clarified that the pump and drainage system he referred to in his letter is not on the subject property.

In response to Commissioner Horwich's inquiry, Plans Examiner Nishioka advised that, according to the drainage plan, the project will maintain the existing drainage pattern and he saw no cause for concern.

MOTION: Commissioner Drevno, seconded by Commissioner Browning, moved to close the public hearing; voice vote reflected unanimous approval.

Commissioner Horwich commended the applicant and Mr. Salinas for working together to resolve view issues prior to this hearing.

MOTION: Commissioner Drevno moved for the approval of PRE05-00043, as conditioned, including all findings of fact set forth by staff. The motion was seconded by Commissioner Browning and passed by unanimous roll call vote (absent Commissioner Gibson and Chairperson Uchima).

Planning Assistant Naughton read aloud the number and title of Planning Commission Resolution No. 06-020.

MOTION: Commissioner Browning moved for the adoption of Planning Commission Resolution No. 06-020. The motion was seconded by Commissioner Busch and passed by unanimous roll call vote (absent Commissioner Gibson and Chairperson Uchima).

10C. PRE06-00007: FRED KOCH

Planning Commission consideration for approval of a Precise Plan of Development to allow the construction of one-story additions and a roof deck in conjunction with major remodeling of an existing one-story, single-family residence on property located in the Hillside Overlay District in the R-1 Zone at 215 Via La Soledad.

Recommendation

Approval.

Planning Assistant Naughton introduced the request and noted supplemental material available at the meeting consisting of correspondence received subsequent to the preparation of the agenda item..

Fred Koch, owner of the subject property, briefly described the proposed project, explaining that the height of the structure will be one foot lower than the existing residence. He stated that he recently became aware of concerns about the proposed roof deck, therefore, the plans were revised to incorporate the deck into the main roof system where it will be hidden from view.

Bob Garstein, project architect, reviewed the revisions to the plans, submitting renderings to illustrate.

Responding to questions from the Commission, Mr. Garstein advised that the guard rail around the roof deck would be three feet high; that glass will be used on the view side; and that the deck will be accessed by an exterior staircase.

Commissioner Horwich related his understanding that exterior staircases are prohibited. Sr. Planning Associate Lodan explained that the prohibition applies only to outside stairways to second-floor living spaces to ensure that they are not converted into bootleg apartments.

Erik Higgins, 203 Via Pasqual, stated that his only concern about the project was the rooftop deck due to the potential impact on privacy and noise generation, noting that there are very few roof decks in the area.

Michael Lampas, 525 Via Los Miradores, expressed concerns about the impact trees are having on views in the Hillside Overlay area and submitted a copy of the City of Rancho Palos Verdes tree policy, which he believes addresses this issue in a comprehensive way that is fair to all parties.

Vice Chair Faulk noted that this issue has come up before and there has always been a strong feeling that the City should not become involved in regulating trees on private property. Additionally, he noted that enacting new regulations is within the purview of the City Council, not the Planning Commission.

Renee Deley, 221 Via La Soledad, stated that she hadn't seen the revised plans, but was concerned that the proposed deck would obstruct her view and intrude on her privacy.

The Commission recessed from 8:10 p.m. to 8:23 p.m. so interested parties could review the proposed revisions with the project architect.

Ms. Deley reported that the revisions appear to address her concerns, however, she would like the project to be re-silhouetted because it was hard for her to envision what it will look like.

Mr. Higgins stated that the revisions go a long way toward addressing his concerns, but he also would like the project to be re-silhouetted before a final decision is made.

Warren Gifford, 201 Via La Soledad, voiced support for the project, stating that he believed the proposed addition was very reasonable. He related his understanding that the view from the deck would be an acquired view and therefore not protected, should he decide to add on to his home in the future.

Mr. Koch thanked Sr. Planning Associate Lodan and Planning Assistant Hurd for their assistance on the project.

MOTION: Commissioner Drevno, seconded by Commissioner Horwich, moved to close the public hearing; voice vote reflected unanimous approval.

The Commission briefly entertained the idea of continuing the hearing so the project could be re-silhouetted to reflect the revisions to the roof deck.

Commissioner Browning indicated that he was not in favor of re-silhouetting the project because the applicant would incur costs and delays and little would be gained, noting that the deck is lower than both the existing and proposed ridge heights.

Commissioner Horwich noted his agreement with Commissioner Browning's remarks.

MOTION: Commissioner Horwich moved for the approval of PRE06-00007, as conditioned, including all findings of fact, with the roof deck to be revised in accordance with plans submitted at this meeting. The motion was seconded by Commissioner Drevno and passed by unanimous roll call vote (absent Commissioner Gibson and Chairperson Uchima).

Planning Assistant Naughton read aloud the number and title of Planning Commission Resolution No. 06-056.

MOTION: Commissioner Drevno moved for the adoption of Planning Commission Resolution No. 06-056 as amended. The motion was seconded by Commissioner Horwich and passed by unanimous roll call vote (absent Commissioner Gibson and Chairperson Uchima).

Referring to the petition in the supplemental material, Commissioner Horwich stated that he did not believe concerns about the project's height and Floor Area Ratio were legitimate because the height is lower than the existing structure and the FAR of .36 is considerably under the maximum allowed and one of the lowest he's seen.

Commissioner Browning commended the applicant and neighbors for being open to compromise.

10D. PRE06-00008, PRE06-00009: JEFFREY DAHL

Planning Commission consideration of two Precise Plans of Development in conjunction with the demolition of an existing single-family residence located on a parcel of land consisting of two existing lots, and the development of a new two-story, single-family residence on each lot on property located in the Hillside Overlay District in the R-1 Zone at 3874 Newton Street.

Continued indefinitely.

10E. PCR06-00004, WAV06-00003: KAMAREN HENSON

Planning Commission consideration of a Planning Commission Review to allow the construction of a new unit and an open parking space in conjunction with a Waiver to allow less than the required side yard setback on property located in the Small Lot-Low Medium Overlay District in the R-2 Zone at 1804 Andreo Avenue.

Recommendation

Approval.

Planning Assistant Naughton introduced the request and noted supplemental material available at the meeting consisting of correspondence received via e-mail earlier in the day.

Vice Chair Faulk requested that speakers limit their comments to 6 minutes or less due to the number of people wishing to speak on this item.

Kamaren Henson, applicant, and her mother Sharon Imel, who is co-owner of the subject property, requested approval of the project as submitted.

Bonnie Mae Barnard, representing Save Historic Old Torrance (SHOT), distributed written material to the Commission consisting of letters from attorney Susan Brandt-Hawley (dated August 26, 2003) and architect Gordon Olschlager (dated

February 24, 2004). She noted that members of SHOT who had intended to speak had relinquished their time so she could speak longer than 6 minutes.

Ms. Barnard provided background information about the early history of Torrance and the neighborhood in which the subject parcel is located, explaining that the site is within the original boundaries of the city and the structures on it were built in 1928. She voiced objections to the demolition of this historic resource, pointing out that the City's Strategic Plan lists the preservation of historical sites as one of its goals. She noted that the City Council has approved signage identifying the area as "Old Torrance founded in 1912" and has directed staff to craft an ordinance to enable residents to take advantage of property tax relief for the preservation/renovation of historic homes.

Ms. Barnard maintained that an Environmental Impact Report must be prepared taking into account the historic nature of site before the project can go forward, citing the opinion of attorney Susan Brand-Hawley as outlined in her letter. She also cited the letter from Gordon Olschlager, in which he states that the area is an excellent candidate for creation of a historic district due to the high degree of retention of original historic structures and its association with a national design figure and that it is potentially eligible for listing on the National Register of Historic Places.

Ms. Barnard noted that the subject parcel is located within the Small Lot, Low-Medium Overlay Zone, which requires that certain findings be made in order to approve a project with an FAR in excess of .50, including a finding that it would not be materially detrimental to the public welfare and to other properties in the vicinity. She contended that that the proposed project does not meet this criteria because its size and style are incompatible with the area and it involves the demolition of a historic structure. She urged the Commission to insist on an objective environmental impact review of the project, which includes alternatives to demolition.

Commissioner Browning commented on the difficulty of trying to read and digest the information submitted by Ms. Barnard while at the same time trying to follow her detailed arguments. He noted that commissioners receive packets with information about projects in advance of the meeting so they have time to thoroughly review it and ask questions of staff if clarification is needed.

Commissioner Busch agreed that it would have been helpful if Ms. Barnard had submitted the information in advance.

Deputy City Attorney Sullivan clarified that while the area has been named "Old Torrance Founded in 1912," it has not been designated as historical by the city, state or federal government.

Noting that the front unit will remain unchanged, Commissioner Horwich disputed the idea that the project would damage the character of the neighborhood and related his observation that there are structures of equal size or larger in the vicinity. He pointed out that the Commission has the authority to approve projects with an FAR of up to .65 in the Small Lot, Low-Medium Overlay Zone and that the proposed project is under this maximum. He questioned the need for an EIR when the subject lot is zoned R-2 and the proposed project complies with R-2 standards.

Janet Payne, 1318 Engracia Avenue, noted her longtime involvement in historic preservation efforts in Torrance and expressed the hope that people will become better informed about this issue as the city nears its 100th anniversary. She contended that the proposed project was much too large for the neighborhood and urged the Commission to require that the rear unit be re-designed to be more compatible with the existing front unit.

Raymie McCoy, 1918 220th Street, voiced objections to the proposed project, maintaining that its size and height were incompatible with the neighborhood. He stated that while there are four large buildings to the south of the subject site, they were approved by previous Planning Commissions before there was any focus on historic preservation.

Grant Finlay, 1804 Andreo Street, reported that he and the applicant plan to be married in October; that they both grew up in Torrance and attended Torrance High; and that they would like to build the new back unit so they can raise their family in the same environment.

Liz Fobes, 1731 Andreo Avenue, voiced her opinion that the back unit was too large and out of scale to the single-story front unit and suggested that the living space could be expanded without tearing down the existing back structure. She reported that 91% of neighbors want to stop the building of unsympathetic, out-of-scale structures in this area. She urged the Commission to tell the applicant, "it doesn't fit, please resubmit."

Ms. Henson disputed the claim that the design of the back unit was not consistent with the front unit, explaining that both units reflect Spanish revival architecture. She explained that the project has undergone three revisions and every effort was made to design a project that is compatible with the neighborhood.

Ms. Imel stated that two-story structures of similar size and height are very common in the area. She noted that the tenant in the back unit plans to move into the front unit, which has been preserved and improved, so no one will be displaced. She reported that the subject property was in terrible condition when she and her daughter purchased it and it's currently unsafe to enter the garage because of rotted wood beams. She expressed concerns that the area will become blighted if property owners are not allowed to enlarge/ improve their homes and maintained that there are other structures with much more historical significance than the 625 square-foot back unit.

Submitting a rendering to illustrate, Ms. Imel explained that the height differential between the front unit and the back unit was exaggerated in the architect's renderings because the front unit is actually two feet taller than shown due to its raised foundation. She also submitted information on Spanish eclectic architecture, noting that it often features flat roofs in combination with sloped roofs.

Ms. Henson reported that she has discussed the project with most of her surrounding neighbors and none are opposed to it.

Commissioner Busch questioned whether the applicant was agreeable to reducing the project's height by two feet as required by Condition No. 6.

Ms. Henson requested that height of the project be approved as submitted, relating her understanding that the height reduction was recommended because the architect's rendering showed a greater disparity between the height of the front unit and the proposed back unit than actually would exist.

In response to Commissioner Busch's inquiry, Ms. Imel confirmed that she would apply for an encroachment permit for the low walls adjacent to the rear unit that are outside of the property line. She explained that the walls are needed for safety reasons as there is a problem with skate boarders.

Associate Civil Engineer Symons noted that a wall on the property line would have the same effect and advised that very few encroachment permits have been approved.

Commissioner Browning asked about future plans for the front unit, relating his understanding that the unit must have a laundry facility.

Sr. Planning Associate Lodan stated that he was not aware of such a requirement.

Ms. Henson reported that a lot of effort has gone into renovating the front unit because it was the more salvageable of the two units and indicated that it has a laundry facility, which was there when the property was purchased.

A brief discussion ensued regarding the proposed Waiver of the exterior side yard setback requirement, and Commissioner Browning expressed concerns that the applicant or a future owner of the property might seek to expand the front unit in line with the back unit.

Sr. Planning Associate Lodan advised that because the FAR for all structures on the site may not exceed .65, only approximately 180 square feet could be added to the front unit should the proposed project be approved as submitted. He noted that the Waiver is necessary to accommodate the required three-car garage, but suggested that the Commission could approve the Waiver for the garage only.

Vice-Chair Faulk asked about the plate heights of the proposed back unit, and Ms. Imel reported that plans call for a 9foot plate height on both floors, which is consistent with Craftsman-style homes in the area.

MOTION: Commissioner Horwich, seconded by Commissioner Bush, moved to close the public hearing; voice vote reflected unanimous approval.

Commissioner Drevno indicated that she favored requiring the back unit to be reduced in size and lowered in height by two feet as recommended by staff.

Commissioner Horwich suggested that this matter be continued so the project could be revised.

The Commission briefly recessed from 9:36 p.m. to 9:45 p.m.

The hearing was reopened so the applicant could comment.

Ms. Hanson stated that she would like an opportunity to revise the plans and return on June 7, 2006.

MOTION: Commissioner Busch moved to continue the hearing to June 7, 2006. The motion was seconded by Commissioner Horwich and passed by unanimous roll call vote (absent Commissioner Gibson and Chairperson Uchima).

With regard to the project's redesign, Commissioner Horwich stated that he would like the rear unit to be decreased in height a minimum of 2 feet and reduced in size by approximately 200 square feet, however, he did not object to the Waiver.

Commissioner Busch noted his agreement with Commissioner Horwich's remarks.

Vice Chair Faulk stated that he believed it was very important that the rear unit match the front unit in terms of exterior design and that he was also concerned about its size.

Sr. Planning Associate Lodan noted the hearing would not be re-advertised as it was continued to a date certain.

Commissioner Browning asked that anyone with documents they would like Commissioners to review, submit them to staff far enough in advance so they could be included in the agenda packet.

11. **RESOLUTIONS** – None.

12. **PUBLIC WORKSHOP ITEMS** – None.

13. **MISCELLANEOUS ITEMS** – None.

14. **REVIEW OF CITY COUNCIL ACTION ON PLANNING MATTERS**

None.

15. **LIST OF TENTATIVE PLANNING COMMISSION CASES**

Sr. Planning Associate Lodan reviewed the agenda for the May 17, 2006 Planning Commission meeting.

16. **ORAL COMMUNICATIONS**

16A. Bonnie Mae Barnard apologized for the late submittal of documents, explaining that she is a teacher and wasn't able to get everything prepared until this evening.

16B. Commissioner Drevno expressed concerns about residents who leave silhouettes in place long after projects have been approved and/or the appeal process has been exhausted.

Sr. Planning Associate Lodan advised that a special condition could be included requiring that silhouettes be taken down at the conclusion of the appeal process.

16C. Commissioner Horwich invited people to volunteer at the Special Olympics track meet to be held on Saturday, May 6, at West High, noting that this is a very worthwhile and rewarding event.

17. ADJOURNMENT

At 10:00 p.m., the meeting was adjourned to Wednesday, May 10, 2006 at 7:00 p.m. for a General Plan Workshop in City Council Chambers.

Approved as Submitted June 7, 2006 s/ Sue Herbers, City Clerk
